

COA # 2014-COA-300(LS)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date AUG. 6, 2014
628 E. Vermont Street LOCKERBIE SQUARE		New Case
Applicant & mailing address:	Caroline Pentzien 628 E. Vermont Street Indianapolis, IN 46202	Center Twp. Council District: 9 Joseph Simpson
Owner:	same	
EXPEDITED CASE		
IHPC COA: 2014-COA-300 (LS) <ul style="list-style-type: none"> • Construction of a 388 SF addition and balcony at 3rd floor • Repair existing trim and windows, and paint to match existing color. 		
STAFF RECOMMENDATION: Approval		

STAFF COMMENTS

Background

The house is newer construction built in 1992 and designed by architect, Todd Mazingo. The applicant is asking to add an addition and balcony on the third floor of the home.

New Addition/ Balcony

The proposed addition, designed by Jim Lingenfelter, is for the enlargement of the master bedroom and bathroom. The applicant is planning to use hard board lap and panel siding to match the existing on the house along with composite trim and a metal balcony railing to match the front of the house. All siding and trim will be smooth and all windows will be aluminum clad windows to match the existing. Roof shingle and gutters will match the existing as well. The third floor is somewhat challenging to see from all angles and the proposed addition will not be very visible from the ground at all with the exception of the back of house if you are back on the alley. The overall roof height stays the same. Staff does not believe the changes will negatively impact the house and its original design in any way.

Lockerbie Square Historic Area Plan

The Plan states that additions should be kept at the rear away from the front elevation and that the scale and mass should relate to the existing building. Staff believes the proposed work meets these guidelines.

STAFF RECOMMENDED MOTION

2014-COA-300 (LS):

To approve a Certificate of Appropriateness for construction of an addition and balcony on the third floor of the house as per submitted documentation and subject to the following stipulations:

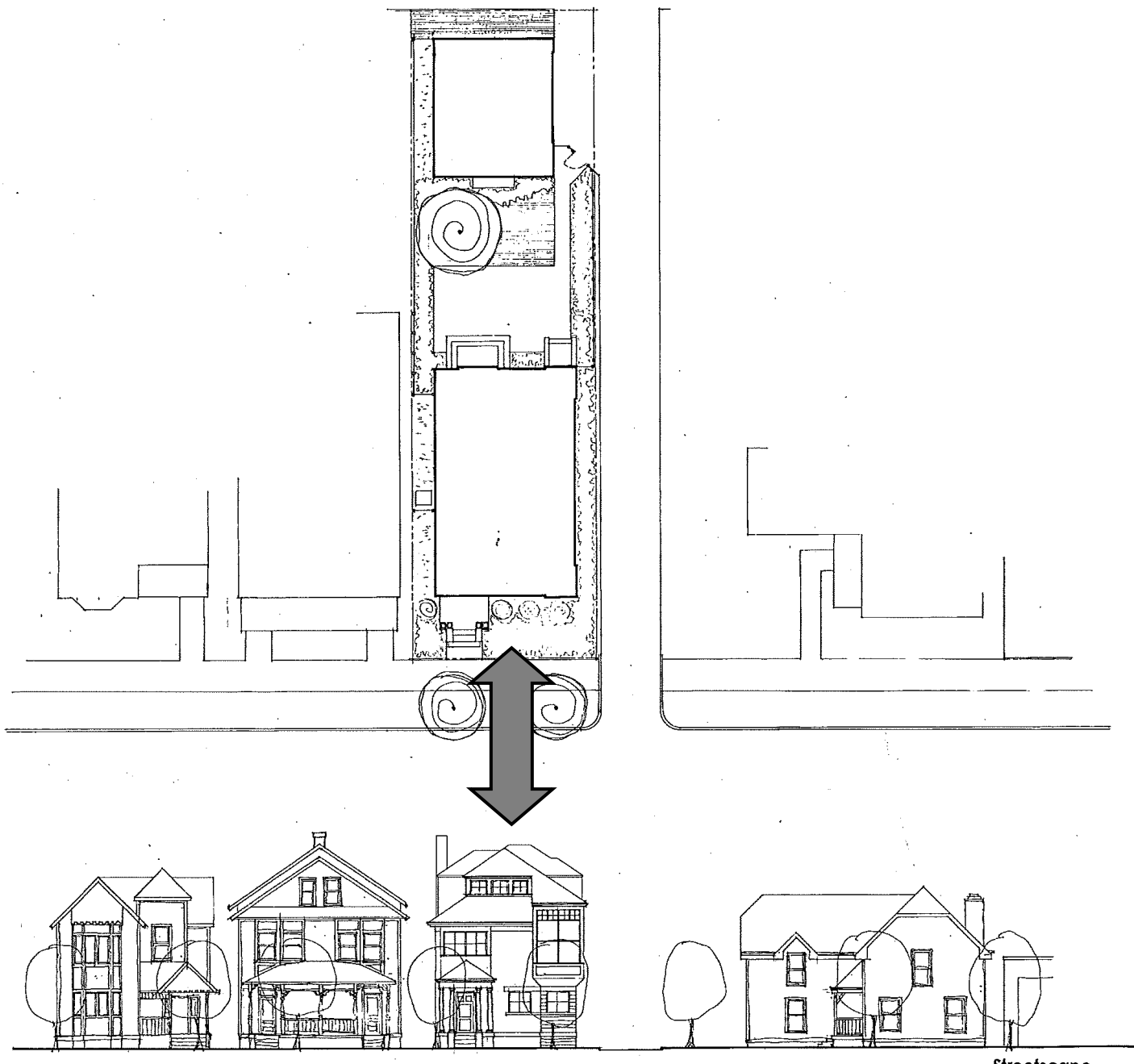
PERMITS MAY NOT BE ISSUED until stipulations number 1 and 2 are fulfilled.

1. Construction must not commence prior to approval by the IHPC staff of final construction drawings. *Approved _____ Date _____*
2. A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to the commencement of any construction. *Approved _____ Date _____*

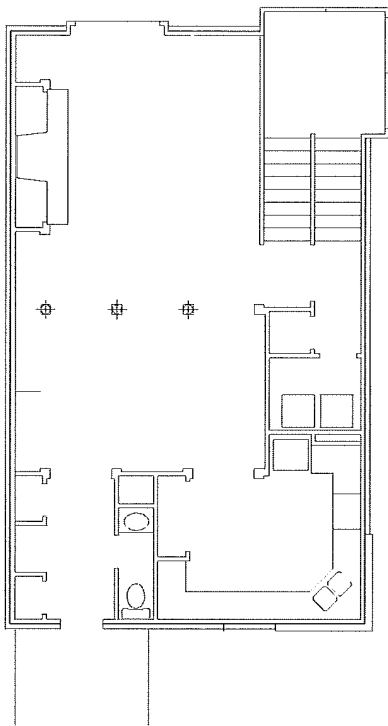
3. Wood and/or fiber-cement shall have a smooth texture and be free of major imperfections. Rough-sawn finishes are not permitted.
4. Work on exterior finishes and details must not commence prior to the approval by IHPC staff of each. These may include, but are not limited to: doors, windows, foundations, exterior light fixtures, railings, roof shingles, etc.
5. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.

Staff Reviewer: Meg Purnsley

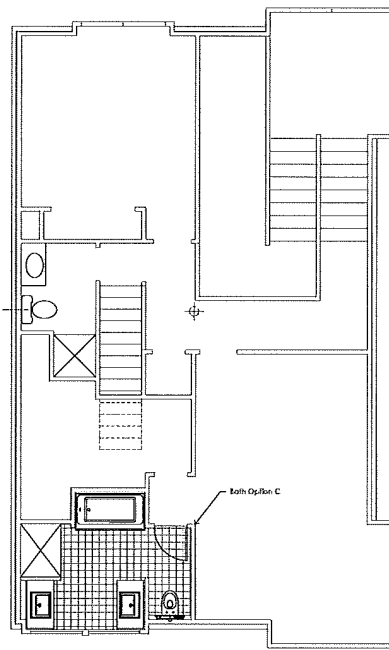




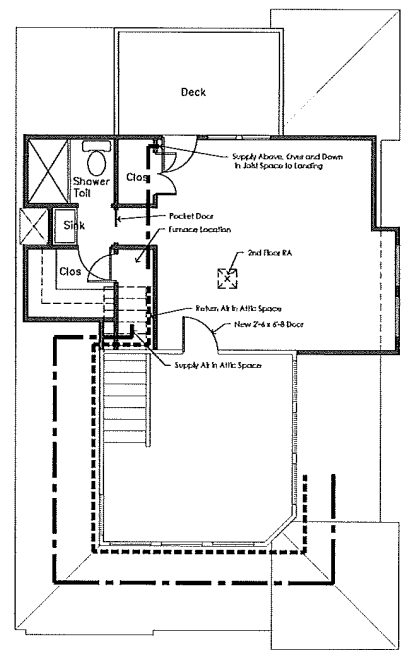
STREETSCAPE (showing house with proposed addition)



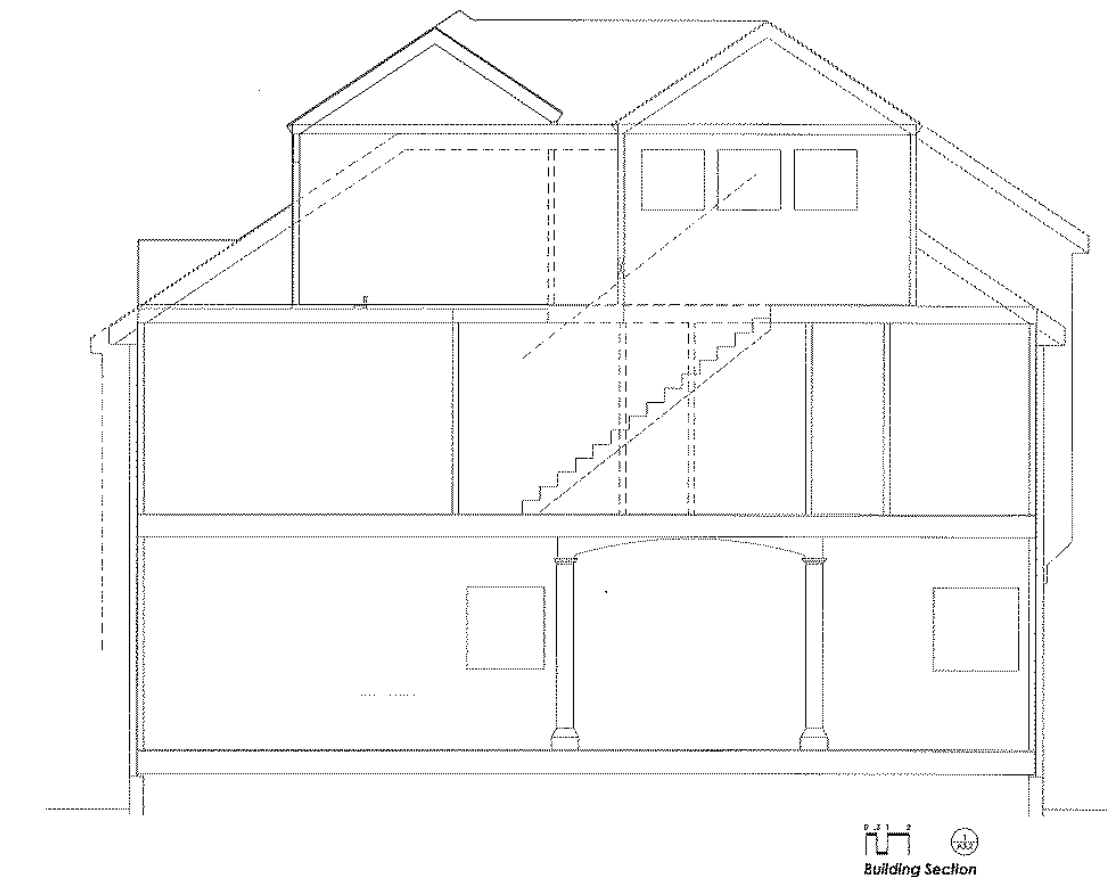
0 1 2 4 **1st Floor Plan**



0 1 2 4 **2nd Floor Plan**



0 1 2 4 **3rd Floor Plan**



0 1 2 **Building Section**



FRONT ELEVATION AT BUILT IN 1992



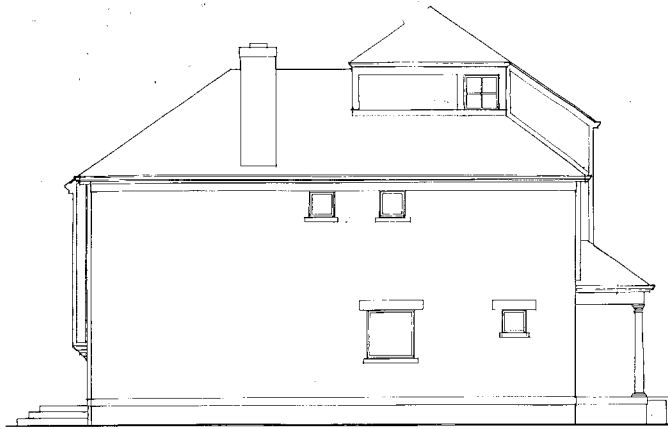
FRONT ELEVATION WITH 3RD FLOOR ADDITION



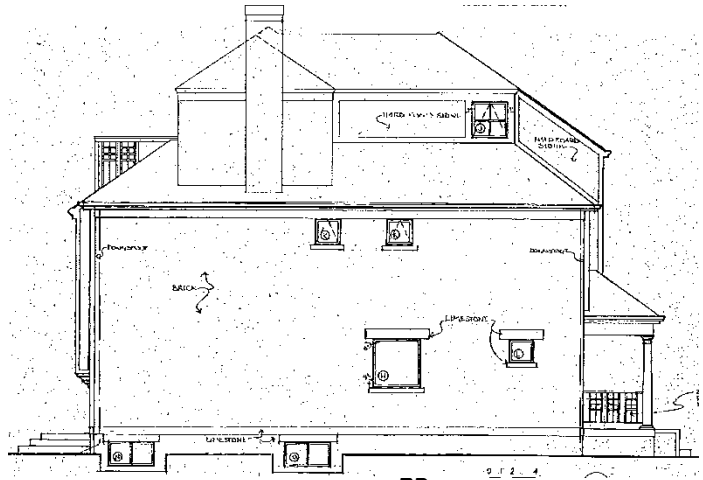
REAR ELEVATION AT BUILT IN 1992



REAR ELEVATION WITH 3RD FLOOR ADDITION



WEST ELEVATION AT BUILT IN 1992



WEST ELEVATION WITH 3RD FLOOR ADDITION



EAST ELEVATION AT BUILT IN 1992



EAST ELEVATION WITH 3RD FLOOR ADDITION



PHOTOS OF FRONT



VIEWS FROM THE REAR





Above: Views of roofline from east and west

Below: Views of roofline from south (Front) and north (Rear)

